

6:30 p.m. – STUDY SESSION

- **July 4th Special Council Meeting**
- **Storm Water Utility**
- **Chapter 38**
- **OPWC Updates**

Agenda

Tipp City City Council

7:30 p.m. Monday, June 1, 2015

Tipp City Government Center

260 South Garber Drive

Tipp City, Ohio 45371-3116

1.	Call to Order - Roll Call	President Gibson
2.	Prayer for Guidance, Pledge of Allegiance	Father Marc Sherlock St. John the Baptist Catholic Church
3.	Motion to Approve the Agenda	President Gibson
4.	Minutes Minutes of the May 18, 2015 City Council Work Session Minutes of the May 18, 2015 City Council Meeting	President Gibson
5.	Presentations, Proclamations, & Awards A. Miami Conservancy District 100 th Anniversary Proclamation	Mayor Hale
6.	Legislation	Mr. Eggleston
	Ordinances (<i>second reading</i>) A. Ordinance No: __-15: An ordinance adopting the revised thoroughfare plan for the City of Tipp City. (Introduced by Mr. McDermott) Summary: The approval of this ordinance would remove Berry-Logan Drive from the official City of Tipp City thoroughfare plan. B. Ordinance No: __-15: An ordinance vacating Berry-Logan Drive. Summary: This ordinance directs the Clerk of Council to notify the Auditor and Recorder of Miami County, Ohio on the vacation of alleyways and streets herein. (Introduced by Ms. Gillis) C. Ordinance No: __-15: An ordinance to amend the Zoning Code and the map attached thereto by changing the zoning of +/- 8.666 acres (all of Inlots #3739 & 3740) located on Donn Davis Way from Light Industrial (LI) to Office Service (OS) Zoning Classification. (Introduced by Mr. Kessler) Summary: This ordinance amends the Official Zoning Map and Zoning Code to reflect the change in zoning district enacted by this ordinance.	
	Resolutions (<i>one reading required</i>)	

	<p>A. Resolution No: __-15: 2015 A resolution adopting engineering standard drawings and details for the City of Tipp City.</p> <p>Summary: This resolution states that whenever any public improvement (including roadways, driveways, curbs, sidewalks, storm and sanitary sewer and appurtenances, water lines etc) are constructed, repaired or altered in any manner, all such work shall conform in every respect to the standards and specifications.</p> <p>B. Resolution No: __-15: A resolution to authorize a lease agreement with Tipp City Seniors, Inc. for use of certain municipal property on North Thirs Street (pt. Inlot 1775) pursuant to the terms and conditions of said agreement.</p> <p>Summary: This resolution authorizes a lease agreement between the City of Tipp City and the Tipp City Seniors after a tax levy has been approved by the voters.</p>	Mr. Eggleston
	<p>Ordinances (<i>first reading</i>)</p> <p>A. Ordinance No: __-15: An ordinance to amend the zoning code and map attached thereto by changing the zoning of +/- 4.831 acres (all of Inlots #4104 & 4105) located on Kinna Drive from Highway Business (HB) to Light Industrial (LI) Zoning Classification.</p> <p>Summary: This ordinance permits the rezoning classification of the +/- 4.831 acres of property described and is consistent with the application of proper standards of land use planning and the Tipp City Comprehensive Master Development Plan.</p> <p>B. Ordinance No: __-15: An ordinance modifying code section 155.04(F)(8)(E), Tables 155.04-1 and 155.04-3 of the Tipp City, Ohio Code of Ordinances regarding design standards for streets.</p> <p>Summary: This ordinance modifies the Subdivision Code to match the updated Design Standards in reference to grades, minimum pavement width and minimum curb radius.</p>	Mr. Eggleston
7.	Motions	President Gibson
8.	Miscellaneous	Mr. Eggleston
9.	Citizen Comments on Items Not on the Agenda	President Gibson
10.	Comments of Councilmembers/City Manager	President Gibson
11.	Adjournment	President Gibson

EXECUTIVE SESSION – Personnel – To Consider the employment and compensation of a public employee or official

Council welcomes the comments and input of the public during the Council meetings. In order to provide an orderly fashion in which all interested parties have an opportunity to address Council, Council has adopted the following procedure for citizen's comments during any portion of the Council meeting or Public Hearing.

Any citizen who wishes to address Council must first seek recognition from the President of Council. Upon recognition by the President, the speaker should approach the podium, state their name and make their comments. Speakers should not leave the podium to approach Councilmembers without first obtaining permission. After completion of their comments, Council would request that the speakers return to their seat so that any other interested persons could then be recognized and address Council.

The purpose of this procedure is to afford the maximum opportunity for citizen input without any type of disruption of the Council proceedings. While others are addressing Council from the podium, Council requests that audience members not make comments to Council or to individuals at the podium to prevent any potential confusion or disruption.



May 29, 2015

The Honorable President Gibson &
City Council Members

MEETINGS/EVENTS

Monday, June 1 st	6:30 pm	Work Session
Monday, June 1 st	7:30 pm	City Council Meeting

STUDY SESSION

- A. **July 4th Special Council Meeting**
- B. **Storm Water Utility** – Please see attached PowerPoint.
- C. **Chapter 38** – Please see attached proposed legislation.
- D. **OPWC Updates** – Please see attached PowerPoint.

AGENDA

PRESENTATIONS, PROCLAMATIONS, & AWARDS

- A. **Miami Conservancy District 100th Anniversary Proclamation** – Mayor Hale will read a proclamation for the Miami Conservancy District's 100th Anniversary.

ORDINANCES (second reading)

- A. **Revised Thoroughfare Plan** – This ordinance would remove “Berry Logan Drive” from the official Thoroughfare Plan. Planning Board is recommending approval of the revised plan. This request was at the request of Tim Logan and Jack Berry (property owners). The +/- 42.7 acre industrially zoned property to the north of Berry-Logan Drive was sold to an adjacent residential property owner. Highway and Utility easements will be retained through the vacation plat and replat of the two affected properties, should the property owners to the north or the adjacent property owner's want/need access to Donn Davis Way from these easements.
- B. **Vacating Barry-Logan Drive** – As subsequent legislation to the prior ordinance, the vacation plat will eliminate the 60' right-of-way known as Berry-Logan Drive. The property owners have also submitted a replat to the City to dedicate a 60' wide highway/utility easement where the former Berry-Logan Drive was located, so if the property owner to the north desires access to Donn Davis Way, the highway/utility easement would allow that. All other utility easements and setback lines have been maintained on the replat.
- C. **Amending the Zoning Code Map** – This ordinance would rezone both Inlot 3739 and Inlot 3740 from their current Light Industrial (LI) zoning district to a proposed Office Service (OS) zoning district. The

Tippecane High School property immediately east of these two Inlots is already zoned Office Service (OS).

RESOLUTIONS (require one reading)

- A. Engineering Drawings and Details** – This resolution amends and modifies the current Engineering Design and Construction Standards that were previously adopted by Motion on October 5, 1987. The changes in construction materials, technologies and methodologies have rendered the existing standards as obsolete. These new standards are consistent with the materials, methods and details which we have been incorporating into most of our projects over the last several years such as StreetScape and the CR25A project.
- B. Lease Agreement with the Tipp City Seniors, Inc.** - This resolution would approve the 50-year lease agreement between the City of Tipp City and Tipp City Seniors, Inc. This agreement is necessary to allow the Senior's to construct their new building, parking lot, etc. on the +/- 2.605 acre City parcel on North Third Street. Some of the key components are:
- Perpetual insurance required, and
 - Construction of a principle structure up to 11,000 square feet in size, and
 - Provides for the construction and use of 10 parking spaces to access the Great Miami River Bikeway. The existing vehicle access at the Nature Center will be closed off, and
 - ALL Utilities are to be paid by the Senior's, and
 - Allows for a forty (40) year renewal of the lease, and
 - Allows for the Seniors to install a "future home of..." sign on the property, survey the property, topo the property, perform a Phase 1 environmental study of the property and start design ALL prior to the lease being executed while the Levy campaign is ongoing, and
 - Payment of \$1.00 per year lease payment.

ORDINANCES (first reading)

- A. Amending the Zoning Code Map** – This ordinance would rezone both Inlot 4104 and Inlot 4105 from their current Highway Business (HB) to Light Industrial (LI) zoning district.
- B. Modifying Code Section 155.04 (F)(8)(E)** – City Engineer Donnelly has completed the review and re-write of the Engineering Design Standards. Changes in the Design Standards requires several slight modifications (grades, minimum pavement width, and minimum curb radius) to the Subdivision Code (Chapter 155) regarding Street Design. This ordinance will modify the Subdivision Code to match the updated Design Standards.

MOTIONS – None

MISCELLANEOUS - None

City Manager's meetings for the month

June 1 – Council Meeting

June 2 – OCMA Meeting – Piqua

June 3 – Rotary

June 4 – MVRPC

June 4 – Rotary Golf Outing

June 4 – Miami County Manager's Lunch

June 8 – Dayton Managers Roundtable

June 9 & 10 – Greater Ohio Summit (Columbus)

June 12 – Iron Dog Ribbon Cutting

June 15 – Council Meeting

June 16 – Downtown Tipp City Partnership Meeting

June 17 – Rotary

June 18 – Mayors and Managers Breakfast

June 18 – NAWA Board Meeting

June 24 – Rotary

June 24 – Miami Conservancy District 100th Anniversary Celebration – Carillon Park

June 25 – Tri-Cities Meeting

June 29 – Tri-Agency Meeting (City to host)

Attachment(s):

AMP HydroPower Informational Flyer